



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Receive the Impact Mitigation Fee Program Annual Report for Fiscal Year 2002/2003

**MEETING DATE:** June 16, 2004

**PREPARED BY:** Public Works Director

---

**RECOMMENDED ACTION:** That the City Council receive the Impact Mitigation Fee Program Annual Report for Fiscal Year 2002/2003.

**BACKGROUND INFORMATION:** The City Council adopted the "Final Report, City of Lodi Development Impact Fee Study," prepared by Nolte and Associates and Angus McDonald Associates in 1991, as well as the "Development Impact Fee Update Study," prepared by Harris & Associates. These actions established and updated the City's Development Impact Fee program. Staff has prepared the following exhibits for:

Exhibit A – A summary of the current and past fees, beginning and ending balances for each fee account, total fees collected, interest earned, and total expenditures from each account for FY 2002/2003.

Exhibit B – A summary by account of public improvement projects on which fees were expended during FY 2002/2003.

Per State Law this information needs to be available to the public at least 15 days prior to review by the City Council. This information will be brought back to the Council for review in July 2004.

**FUNDING:** None required.

Richard C. Prima, Jr.  
Public Works Director

Prepared by Rebecca Areida, Management Analyst

RCP/RA/pmf

Attachments

cc: Wally Sandelin, City Engineer

---

APPROVED:

H. Dixon Flynn, City Manager

	A	B	C	D	E	F	G	H	I	J	K
1	<b>EXHIBIT A</b>										
2	<b>IMPACT MITIGATION FEE PROGRAM</b>										
3	<b>FY 2002/03 Annual Report</b>										
4											
5											
6	Fee:	Wastewater	Water	Storm Drain	Streets-Local	Streets-Regional	Police	Fire	Parks & Rec	General Facilities	Art in PP
7	Fund # :	173	182	326	327	332	1215	1216	1217	1218	1214
8											
9											
10	Fee Amount 7/1/02 - 12/31/02 (1)	\$515	\$4,031	\$11,601	\$4,699	\$3,402	\$1,584	\$1,548	\$19,886	\$6,400	
11	Fee Amount 1/1/03 - 6/30/03 (1)	525	4,105	11,813	4,784	3,465	1,613	1,577	20,249	6,517	2%
12											
13											
14											
15	<b>Beginning Balance</b>	<b>\$203,940.10</b>	<b>\$2,190,391.76</b>	<b>\$998,470.55</b>	<b>\$601,233.94</b>	<b>(\$127,254.85)</b>	<b>\$564,322.67</b>	<b>(\$1,458,331.52)</b>	<b>\$1,026,751.26</b>	<b>\$1,203,123.65</b>	<b>\$37,666.10</b>
16	as of June 30, 2002(2)										
17											
18	Revenues	89,132.59	446,738.77	1,092,359.50	498,728.39	344,250.97	319,132.15	181,653.85	1,044,533.80	645,857.42	95,104.25
19											
20	Interest Earned	9,413.41	20,764.45	39,848.70	20,207.64	14,030.52	18,086.56	5,213.59	43,601.37	30,588.04	4,272.06
21											
22	Sale of City Property	0	0.00	10,794.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23											
24	Transfers In	<u>301,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>217,888.00</u>
25											
26	<b>Revenue Subtotal</b>	<b>399,546.00</b>	<b>467,503.22</b>	<b>1,143,002.20</b>	<b>518,936.03</b>	<b>358,281.49</b>	<b>337,218.71</b>	<b>186,867.44</b>	<b>1,088,135.17</b>	<b>676,445.46</b>	<b>317,264.31</b>
27											
28	Expenditures	807.71	117,583.02	280,782.69	333,457.97	644,134.84	0.00	126,306.23	38,551.81	0.00	7,255.00
29											
30											
31	Transfers Out	<u>0</u>	<u>10,959.76</u>	<u>75,145.60</u>	<u>103,192.07</u>	<u>19,051.04</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,587,347.00</u>	<u>0.00</u>
32											
33	<b>Subtotal All Expenditures</b>	<b>807.71</b>	<b>128,542.78</b>	<b>355,928.29</b>	<b>436,650.04</b>	<b>663,185.88</b>	<b>0.00</b>	<b>126,306.23</b>	<b>38,551.81</b>	<b>1,587,347.00</b>	<b>7,255.00</b>
34											
35											
36	<b>Net Assets/Ending Fund Balances</b>	<b>\$ 643,099.39</b>	<b>\$ 2,529,352.00</b>	<b>\$1,785,544.46</b>	<b>\$683,519.93</b>	<b>(\$442,477.00)</b>	<b>\$901,541.38</b>	<b>(\$1,397,770.00)</b>	<b>\$2,114,886.00</b>	<b>\$292,222.11</b>	<b>\$347,675.41</b>
37											
38	Reimbursable Charges	(40,421.00)									
39	Loan Repayment In/Out		186,867.44			(118,700.00)		(186,867.44)	40,000.00		
40	Long Term Loan					(756,770.00)			(756,770.00)		
41	<b>Restricted Net Assets/Fund Balance</b>	<b>602,678.39</b>	<b>2,716,219.44</b>			<b>(1,317,947.00)</b>		<b>(1,584,637.44)</b>	<b>1,398,116.00</b>		
42											
43											
44	Footnotes:										
45											
46		(1) Fees listed are per acre for one Residential Acre Equivalent (RAE). Each land use									
47		presents a different demand for services that are reflected in RAE adjustment factors.									
48											
49		(2) Taken from 6/30/02 trial balance per Finance									
50											
51											

**Cell:** D22

**Comment:** rareida:

Revenues to the IMF Storm Drain fund from the sale of dirt from G-Basin (Debenedetti Park)

**Cell:** B24

**Comment:** rareida:

A reimbursement by a developer for the Kettleman Lane Lift Station was deposited into the wastewater fund. This transfer moved the funds into the IMF wastewater fund.

**Cell:** K24

**Comment:** rareida:

Transfer of 2% of Police Facility construction contract.

**Cell:** C31

**Comment:** rareida:

Transfer funds from IMF water fund to water capital fund (180) for water facilities constructed prior to 1991 with capacity to serve new development

**Cell:** D31

**Comment:** rareida:

Operating transfer (storm drain fund cost of services)

**Cell:** E31

**Comment:** rareida:

Operating transfer (street fund cost of services, \$75,145.60) &  
\$28,046.47-Transfer of funds from IMF local streets fund to street fund (320) for street facilities constructed prior to 1991 with capacity to serve new development

**Cell:** F31

**Comment:** rareida:

\$19,051.04-Transfer of funds from IMF regional fund to street fund (320) for street facilities constructed before 1991 with capacity to serve new development.

**Cell:** J31

**Comment:** rareida:

\$1,460,147-Transfer funds from IMF general facilities fund to general fund for IMF program monitoring for FY 91/92 through 02/03 &  
\$127,200-Environmental Impact Report for Housing Element (\$127,200)

**Cell:** B38

**Comment:** rareida:

Reimbursable charges for Harney Lane Lift Station

**Cell:** C39

**Comment:** rareida:

Fire Station #4 loan payment from Fire IMF fund (1216)

**Cell:** F39

**Comment:** rareida:

\$40,000-Loan payment to Parks & Rec IMF (1217) for Lower Sac project  
\$78,700-Principal payment to Council of Governments for Hwy 12/99 project

**Cell:** H39

**Comment:** rareida:

Fire Station #4 loan payment to Water IMF (182)

**Cell:** I39

**Comment:** rareida:

Loan payment from Regional Streets IMF (332) for Lower Sac project

**Cell:** F40

**Comment:** rareida:

Remaining loan due to Parks & Rec IMF (1217) for Lower Sac project

**Cell:** I40

**Comment:** rareida:

Remaining loan due from Regional Streets IMF (332) for Lower Sac project

**EXHIBIT B**  
**IMPACT MITIGATION FEE PROGRAM**  
**SUMMARY OF PUBLIC IMPROVEMENT PROJECT EXPENDITURES**  
**FY 2002/03**

Project No.	Account No.	Description	Wastewater(2) <u>173</u>	Water(2) <u>182</u>	Storm Drain <u>326</u>	Streets-Local <u>327</u>	Streets-Regional <u>332</u>	Police <u>1215</u>	Fire <u>1216</u>	Parks & Rec <u>1217</u>	General Facilities <u>1218</u>	Art in Public Pl <u>1214</u>
MSSI002	173002	Flow Monitoring	808									
MWSO003	182041	Water Utility Planning		2,828								
	182450	Oversize Water Main Crossings		24,400								
	182460	Well 26		47,097								
MWWI003	182465	Subst Test Drill		16,438								
MWWI005	182466	DeBenedetti Well		26,819								
MSDI015	326008	Century Meadows 3, #5			272,506							
MSDI017	326017	G Basin			4,900							
	326032	Westside Master Plan			3,377							
MTSI014	327004	Century Meadows				86,152						
MRRX001	327005	RR Track Removal				3,236						
MTS023	327008	TS-Century/Ham				2,821						
MTSI032	327011	Lockeford St Widening				23,648						
	327013	RR Track Removal-Lodi Ave				36,024						
MTS013	327070	TS-Harney/Stockton				156,177						
MBC003	327072	Mills Ave Roadway				3,821						
MTSI001	327088	Kettleman Gap Closure				21,578						
MTSI006,7,8	332011	LSR Expansion					271,066					
MTSI009-12	332048	LSR - South					211,761					
MTSI001-03	332088	Kettleman Gap Closure					136,444					
	332031	COG Loan Interest					24,864					
	1214001	Art in Public Places										7,255
LDF001	1216139	Fire Station #4 Construction							2,994			
LFD002	102012	Lease-Fire Equip (Transfer)*							123,312			
MPR045	1217797	Eastside Park								38,552		
<b>Total</b>			808	117,583	280,783	333,458	644,135	0	126,306	38,552	0	7,255

Expenditures are as of 6/30/03.

	A	B	C	D	E	F	G	H	I	J	K
1	<b>EXHIBIT A</b>										
2	<b>IMPACT MITIGATION FEE PROGRAM</b>										
3	<b>FY 2002/03 Annual Report</b>										
4											
5											
6	Fee:	Wastewater	Water	Storm Drain	Streets-Local	Streets-Regional	Police	Fire	Parks & Rec	General Facilities	Art in PP
7	Fund #	173	182	326	327	332	1215	1216	1217	1218	1214
8											
9											
10	Fee Amount 7/1/02 - 12/31/02 (1)	\$515	\$4,031	\$11,601	\$4,699	\$3,402	\$1,584	\$1,548	\$19,886	\$6,400	
11	Fee Amount 1/1/03 - 6/30/03 (1)	525	4,105	11,813	4,784	3,465	1,613	1,577	20,249	6,517	2%
12											
13											
14											
15	<b>Beginning Balance</b>	<b>\$203,940.10</b>	<b>\$2,190,391.76</b>	<b>\$998,470.55</b>	<b>\$601,233.94</b>	<b>(\$127,254.85)</b>	<b>\$564,322.67</b>	<b>(\$1,458,331.52)</b>	<b>\$1,026,751.26</b>	<b>\$1,203,123.65</b>	<b>\$37,666.10</b>
16	as of June 30, 2002(2)										
17											
18	Revenues	89,132.59	446,738.77	1,092,359.50	498,728.39	344,250.97	319,132.15	181,653.85	1,044,533.80	645,857.42	95,104.25
19											
20	Interest Earned	9,413.41	20,764.45	39,848.70	20,207.64	14,030.52	18,086.56	5,213.59	43,601.37	30,588.04	4,272.06
21											
22	Sale of City Property	0	0.00	10,794.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23											
24	Transfers In	301,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217,888.00
25											
26	<b>Revenue Subtotal</b>	<b>399,546.00</b>	<b>467,503.22</b>	<b>1,143,002.20</b>	<b>518,936.03</b>	<b>358,281.49</b>	<b>337,218.71</b>	<b>186,867.44</b>	<b>1,088,135.17</b>	<b>676,445.46</b>	<b>317,264.31</b>
27											
28	Expenditures	807.71	117,583.02	280,782.69	333,457.97	644,134.84	0.00	126,306.23	38,551.81	0.00	7,255.00
29											
30											
31	Transfers Out	0	10,959.76	75,145.60	103,192.07	19,051.04	0.00	0.00	0.00	1,587,347.00	0.00
32											
33	<b>Subtotal All Expenditures</b>	<b>807.71</b>	<b>128,542.78</b>	<b>355,928.29</b>	<b>436,650.04</b>	<b>663,185.88</b>	<b>0.00</b>	<b>126,306.23</b>	<b>38,551.81</b>	<b>1,587,347.00</b>	<b>7,255.00</b>
34											
35											
36	<b>Net Assets/Ending Fund Balances</b>	<b>\$ 643,099.39</b>	<b>\$ 2,529,352.00</b>	<b>\$1,785,544.46</b>	<b>\$683,519.93</b>	<b>(\$442,477.00)</b>	<b>\$901,541.38</b>	<b>(\$1,397,770.00)</b>	<b>\$2,114,886.00</b>	<b>\$292,222.11</b>	<b>\$347,675.41</b>
37											
38	Other Fund Activity:										
39											
40	Interfund Loan					796,770.00			(796,770.00)		
41	Reimbursable Charges	40,421.00									
42	Loan Repayment In/Out		186,867.44			(40,000.00)		(186,867.44)	40,000.00		
43						(78,700.00)					
44	Interfund Long Term Loan Due/Payable					(756,770.00)			756,770.00		
45	Long Term Fund Due to Others					(542,900.00)					
46											
47	Footnotes:										
48											
49	(1) Fees listed are per acre for one Residential Acre Equivalent (RAE). Each land use										
50	presents a different demand for services that are reflected in RAE adjustment factors.										
51											
52	(2) Taken from 6/30/02 trial balance per Finance										

**Cell:** D22

**Comment:** rareida:

Revenues to the IMF Storm Drain fund from the sale of dirt from G-Basin (Debenedetti Park)

**Cell:** B24

**Comment:** rareida:

A reimbursement by a developer for the Kettleman Lane Lift Station was deposited into the wastewater fund. This transfer moved the funds into the IMF wastewater fund.

**Cell:** K24

**Comment:** rareida:

Transfer of 2% of Police Facility construction contract.

**Cell:** C31

**Comment:** rareida:

Transfer funds from IMF water fund to water capital fund (180) for water facilities constructed prior to 1991 with capacity to serve new development

**Cell:** D31

**Comment:** rareida:

Operating transfer (storm drain fund cost of services)

**Cell:** E31

**Comment:** rareida:

Operating transfer (street fund cost of services, \$75,145.60) &  
\$28,046.47-Transfer of funds from IMF local streets fund to street fund (320) for street facilities constructed prior to 1991 with capacity to serve new development

**Cell:** F31

**Comment:** rareida:

\$19,051.04-Transfer of funds from IMF regional fund to street fund (320) for street facilities constructed before 1991 with capacity to serve new development.

**Cell:** J31

**Comment:** rareida:

\$1,460,147-Transfer funds from IMF general facilities fund to general fund for IMF program monitoring for FY 91/92 through 02/03 &  
\$127,200-Environmental Impact Report for Housing Element (\$127,200)

**Cell:** F40

**Comment:** rareida:

Interfund loan from Parks & Rec IMF (1217) for Lower Sacramento Rd

**Cell:** I40

**Comment:** rareida:

Interfund loan to Regional Street IMF (332) for Lower Sacramento Rd

**Cell:** B41

**Comment:** rareida:

Reimbursable charges for Harney Lane Lift Station

**Cell:** C42

**Comment:** rareida:

Fire Station #4 loan payment from Fire IMF fund (1216)

**Cell:** F42

**Comment:** rareida:  
\$40,000-Loan payment to Parks & Rec IMF (1217) for Lower Sac project

**Cell:** H42

**Comment:** rareida:  
Fire Station #4 loan payment to Water IMF (182)

**Cell:** I42

**Comment:** rareida:  
Loan payment from Regional Streets IMF (332) for Lower Sac project

**Cell:** F43

**Comment:** rareida:  
Principal Payment to COG for Hwy 12/99 project loan.

**Cell:** F44

**Comment:** rareida:  
Remaining loan due to Parks & Rec IMF (1217) for Lower Sac project

**Cell:** I44

**Comment:** rareida:  
Remaining loan due from Regional Streets IMF (332) for Lower Sac project

**Cell:** F45

**Comment:** rareida:  
Remaining Loan due to COG for Hwy 12/99 project.